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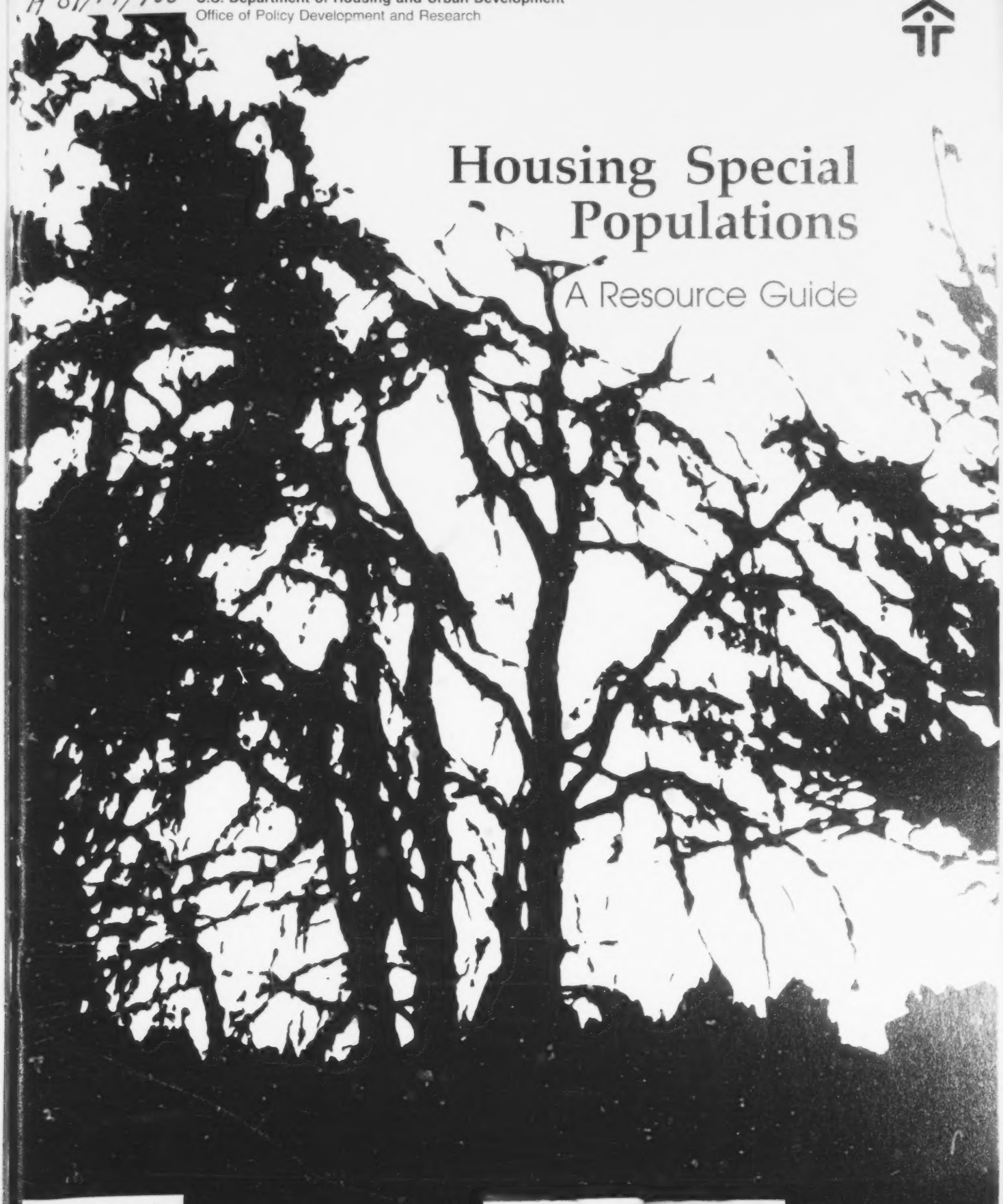

Housing Special Populations

A Resource Guide

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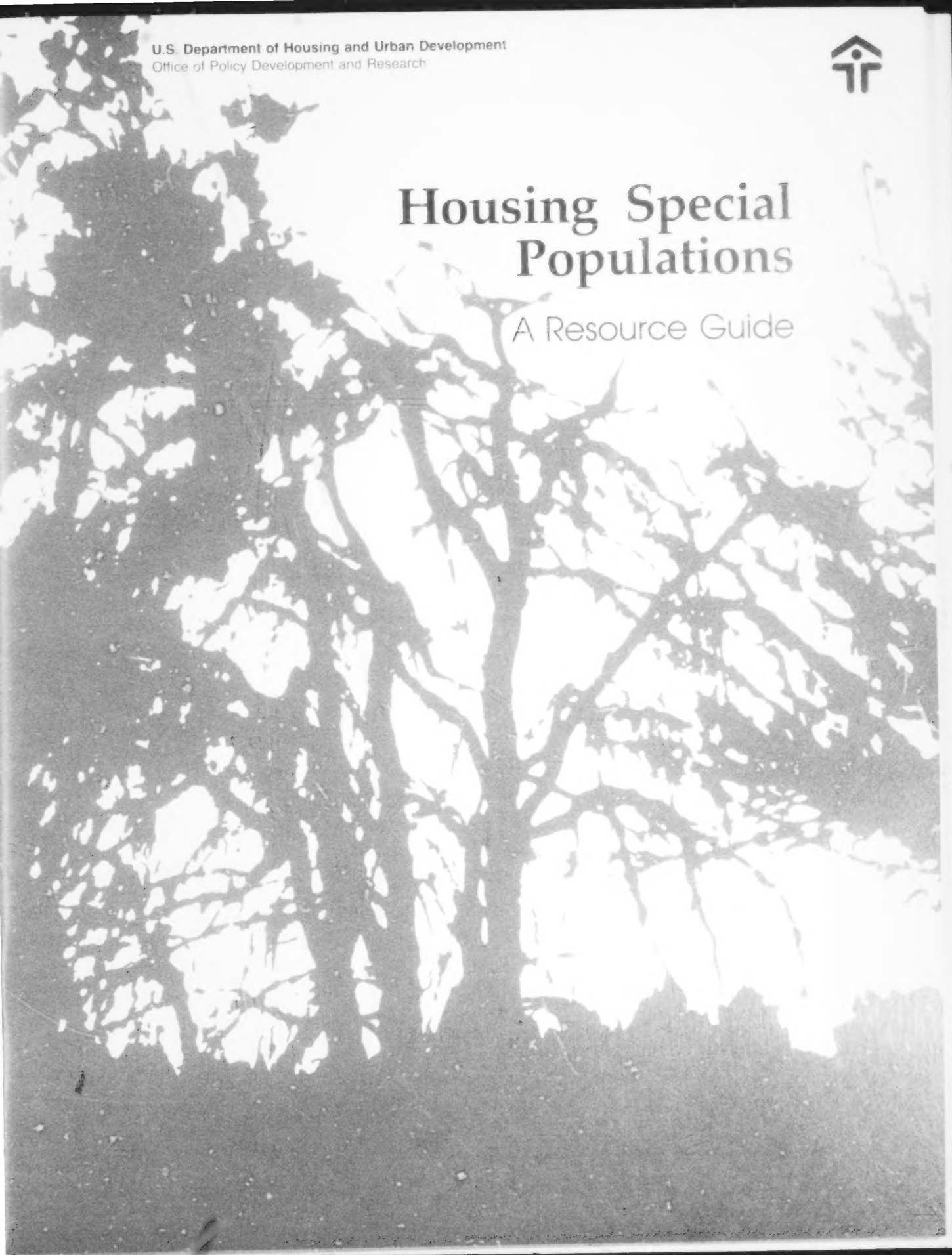

Housing Special Populations

A Resource Guide

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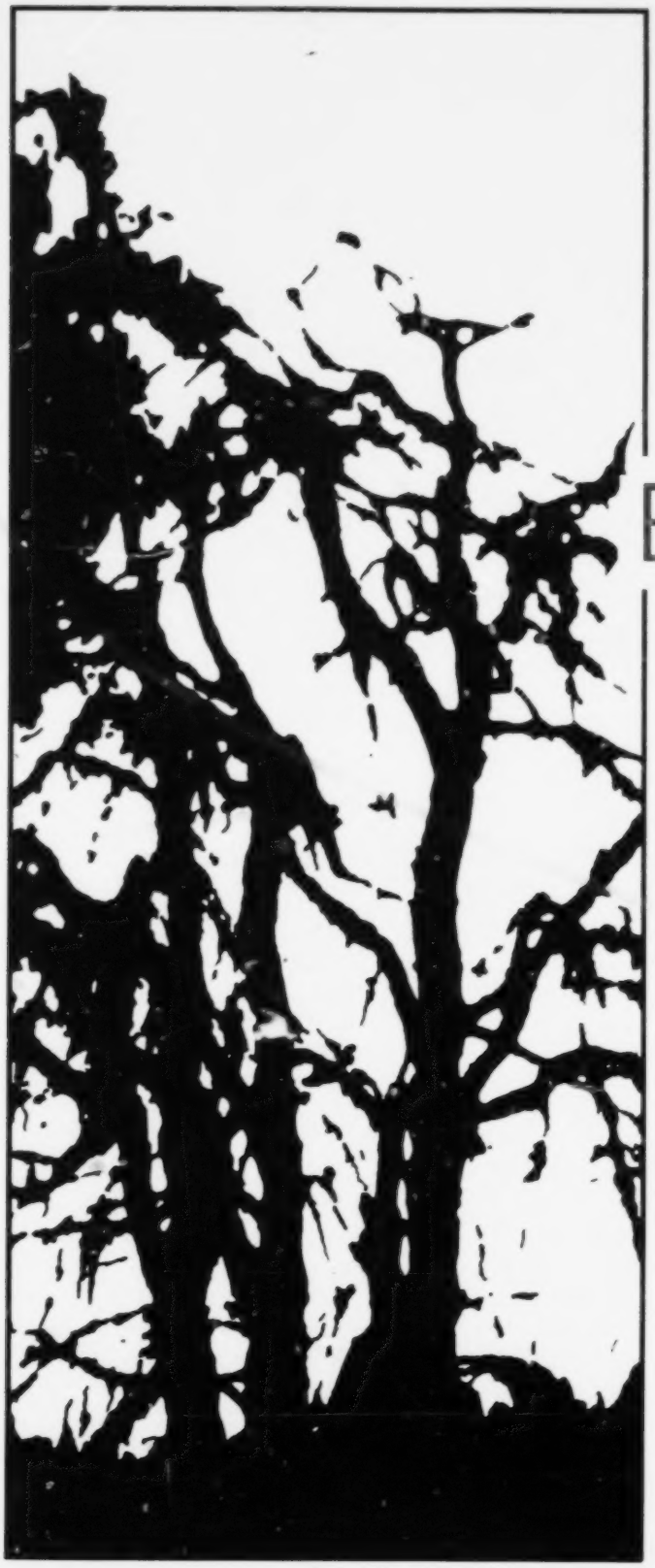
Introduction

Housing is a basic necessity of life for everyone. However, the search for decent affordable shelter is greatly complicated for many individuals because of the presence of a serious physical disability, advanced age or a severe life crisis.

In recent years, both citizens and government have become increasingly aware of the need to work with representatives of nonprofit organizations and the private sector to develop viable options to meet the housing needs of members of three special groups—the elderly, disabled and homeless. The reports, books and articles summarized in this resource guide provide background information on characteristics of these groups, discuss a variety of policy options, and describe local approaches to meeting the challenges inherent in providing stable living environments for elderly, disabled and homeless individuals.



Elderly

Mary C., who is 75 years old and in failing health, has been living alone in a small house in an older suburban area since her husband died four years ago. Her daughter, who lives three hours away, is worried that her mother may not be able to continue living alone in the house because she is having a hard time keeping up with routine repairs, and doing her shopping, and is feeling isolated in a neighborhood where most of her friends have either moved away or died.

Current projections estimate a significant increase in the elderly population in the next 50 years; while in 1980 there were 25.5 million elderly, in 2030 there will be more than 55 million. An increase in the proportion of elderly in American society will also take place, going from approximately 11 percent of the total U.S. population at present to about 18 percent by 2030. As a result, the number of elderly persons facing housing problems like Mary C.'s will increase manyfold.

What types of housing will these citizens require? What special needs do they have? Will there be enough appropriate housing available for them and will they be able to afford it? What directions should policymakers take now and in the coming years to ensure an adequate supply of housing for this group?

The publications summarized in this section of the resource guide address these questions. They provide background information on the special needs of the elderly, present guidelines for designing and planning housing and supportive services for this population, and go into detail about a variety of alternative housing arrangements.

HUD programs for the elderly

Federal assistance to elderly Americans has been available since the Housing Act of 1937. The U.S. Department of Housing and Urban Development (HUD) currently operates a number of programs specifically aimed at providing housing and related facilities for the elderly. (See chart below.)

Other housing programs administered by HUD, such as public housing and Section 8 Rental Assistance, though not targeted specifically to the elderly, include this group as eligible residents. Similarly, Community Development Block Grants and HUD's Fair Housing Initiatives provide direct benefits to the elderly as well as other age groups.

Housing the Elderly

Judith Ann Hancock, ed.
1987, 324p.
Available from Center for Urban Policy Research/Rutgers University, P.O. Box 489, Piscataway, NJ 08854

The articles in *Housing the Elderly*, all but one published since 1980, examine in detail the role of the elderly in

HUD-Sponsored Programs for the Elderly

Name of Program	Purpose	Cumulative Activity
Direct Loans for Housing for the Elderly or Handicapped (Section 202)	Long-term direct loans to private nonprofit sponsors to finance rental or co-operative housing facilities for occupancy by elderly or handicapped persons.	Through September 1983, 2,112 projects with 163,494 units funded for a total of $5.4 billion.
Mortgage Insurance for Housing the Elderly (Section 231)	Insurance by HUD of mortgages made by private lending institutions to build or rehabilitate multifamily projects of eight or more units.	Through September 1983, 513 projects with 67,936 units insured for $1.2 billion.
Congregate Housing Services	Grants to PHA's and Section 202 borrowers to provide meals and other supportive services for elderly to prevent institutionalization.	As of FY 84, $24 million has been made available to 63 grantees.
Nursing Homes and Intermediate Care Facilities (Section 232)	Insurance by HUD of mortgages made by private lending institutions to finance construction or renovation of facilities for 20 or more patients requiring skilled nursing care and related medical services or needing minimum but continuous care by trained personnel.	Through September 1983, 1,427 projects with 170,733 beds were insured with a value of $2.2 billion.

American society, analyze their needs with particular attention to housing, and describe a variety of housing designs and financial options to meet these needs. Two sections of the book cover the elderly as a political force as well as current programs and emerging issues. The volume of eighteen selections is unified by three themes: older Americans should be encouraged to live independently for as long as practicable, the elderly should have a wide range of housing options, and closer coordination between elderly housing and the supportive services needed by this population should be effected. Appendixes outline major HUD programs and Federal outlays of funds to assist the elderly, as well as related Congressional legislation pending as of June 1985. An extensive bibliography is included.

Housing an Aging Society: Issues, Alternatives, and Policy

Robert J. Newcomer, M. Powell Lawton, and Thomas O. Byerts, eds.
1986, 246p.
Available from Van Nostrand Reinhold Company Inc., 115 Fifth Avenue, New York, NY 10003

Housing an Aging Society was developed to communicate information to housing specialists about events and trends in the health and social service fields which have consequences for housing the elderly. It also presents discussions of a variety of housing types suitable for the elderly in order to help health and social service professionals learn about housing options available to their aging clients. The book consists of 24 essays by various experts in the fields of housing, demography, aging, and community services. Selections in Part 1 discuss housing needs of the elderly and their implications for public policy. Part 2 reviews current knowledge about the preferences of the elderly for various types of housing. Authors in Part 3 explore neighborhoods—what makes elderly persons select certain neighborhoods and what are the key criteria for neighborhood quality, satisfaction, and preservation. Part 4 focuses on emerging public and private responses to needs not adequately covered by current national policies and offers an indepth look at continuing care communities.

Technology, Housing, and the Living Environment of the Elderly

Office of Technology Assessment, U.S. Congress
1985, 57p.

A variety of demographic, social, and technological developments have helped shape the current Federal role in housing policies affecting the elderly. This study examines these developments, focusing on the major Federal housing programs that impact the elderly, an analysis of future issues likely to confront Federal housing policy, and a review of options for addressing these issues. An examination of the demographic influences affecting housing for the elderly considers changes in the number of households headed by elderly persons as well as their marital status and living arrangements. The discussion of the housing status of the elderly covers the tenure of elderly households, housing deficiencies, and expenditures. The housing needs of the impaired elderly are considered, focusing on how housing design and technological modifications in the home can accommodate the impairments and vulnerabilities of the elderly. Overall, the study concludes that the proportion of older persons living alone, experiencing housing problems, or dealing with functional impairments is likely to increase during the next three decades. New responses to assist the elderly in maintaining their independence are advised to minimize the projected increases in nursing home populations. The growing need for congregate housing facilities is noted, along with the need for better use of excess housing and the provision of affordable rental housing.

Neighborhood Revitalization: How Do the Elderly Fare in Homesteading Neighborhoods?

David P. Varady and Colleen K. O'Toole
Journal of Architectural and Planning Research, *v. 1, no. 4 (December 1984): p. 273-281*

The widely-accepted assertion that the elderly will experience higher housing costs and disruption of social patterns as a consequence of neighborhood revitalization is refuted by the conclusions of this research report. The authors studied data sets consisting of three waves of interviews with 1700 residents in 40 neighborhoods across the United States gathered in connection with HUD's Urban Homesteading Demonstration; the experiences of those 65 and older were compared with experiences of younger households. The authors concluded that, over the course of the Demonstration, the elderly were not subject to more rapid increases in costs or decreased levels of social participation even in areas with the greatest housing rehabilitation activity. The results revealed no consistent pattern to indicate that even the neediest segments of the elderly population were hurt by revitalization. The authors caution, however, that revitalization activities should be coordinated with ongoing attempts to monitor changes in these neighborhoods' demographic and housing characteristics.

Evaluation of Congregate Housing Services Program: Final Report

Sylvia Sherwood, John N. Morris, Clarence C. Sherwood et al.
Hebrew Rehabilitation Center for Aged
1985, 145p.

A product of a multifaceted program evaluation mandated by Congress, this report presents the evaluation methodology and findings for the HUD-sponsored Congregate Housing Services Program (CHSP), which provides nonmedical services to impaired adults (usually elderly persons) living in public housing projects and housing sponsored under Section 202 of the Housing Act of 1959. The overall evaluation of CHSP was initiated in late 1980 and completed in April 1985. The subject of this report is the impact of CHSP. Core service provided by the program consisted of two onsite meals 7 days a week; additional nonmedical services could include housekeeping, personal assistance, transportation, escort, and social services. Program impact was assessed by comparing the quality of life, mortality, and institutionalization of persons in 17 awardee buildings with controls in 36 nonawardee buildings. Data were obtained from management records and interviews with 150 residents in each of the targeted buildings. The program services were smoothly implemented without disrupting or reducing existing services. Although the program did improve residents' satisfaction with services, it did not reduce the mortality rate or the institutionalization rate over a 14-month

period, primarily because it was not targeted to a high percentage of residents at risk of institutionalization and death.

Home Equity Conversion Mechanisms

Office of Policy Development and Research, U.S. Department of Housing and Urban Development
1985, 130p.

Elderly homeowners face a wide spectrum of long- and short-term problems, some related to the costs of homeownership and some related to their standard of living. This report examines mechanisms that allow the elderly to generate cash-flow from their home equity while remaining in their homes. The report discusses the potential size of the home equity conversion market among the elderly, develops a reverse mortgage pricing model, and examines tax issues involved in constructing a valid sale-leaseback. The study has four main conclusions: (1) Reverse mortgages can improve the cash-flow for some elderly homeowners. However, those with small home equity will find the cash-flow small while others will find that alternative arrangements may improve their financial situations more than reverse mortgages can. It should also be noted that reverse mortgages are very complex financial contracts and elderly homeowners should be aware of their responsibilities under such an agreement. (2) While the borrower must be aware of contractual provisions, including sale of the home at the end of the term in some cases, the risks to the borrower of default are minimal. (3) As evidenced by the development of private sector programs and State programs, there is a growing acceptance of home equity conversion instruments in the private market. (4) The analysis argues against the introduction of a Federal program of reverse mortgage insurance at this time.

Building Housing for the Low-Income Elderly: Cost Containment and Modest Design in the Section 202 Program

Margery Austin Turner
Urban Institute
1984, 82p.

In November 1981, HUD issued a series of cost-containment and modest-design requirements to achieve efficiency at reasonable cost in the Section 202 direct loan program. Five field offices were selected for case study analysis: Minneapolis, Minnesota; Indianapolis, Indiana; Greensboro, North Carolina; Pittsburgh, Pennsylvania; and Jacksonville, Florida.

For each office, projects funded after implementation of cost containment are compared to projects prior to cost containment. All five field offices have incorporated cost-containment and design requirements into their Section 202 processing routines. The relationship between Fair Market Rents (FMR) and local construction costs proves to be the key factor in the implementation of cost containment. Some offices have allowed greater latitude for projects and have enjoyed greater flexibility within FMR constraints. The cost-containment requirements have led to changes in Section 202 projects. Unit sizes have been reduced, commercial spaces have been eliminated, design features and amenities are more utilitarian. Cost containment has appeared to reduce Section 202 development costs by 15 percent, although a reliable estimate of cost savings cannot be derived from a limited case study. FMR limits impose an effective constraint on Section 202 development costs. Cost savings are greatest where FMR's are high relative to construction costs. If in the future FMR's rise more rapidly in relation to construction costs, the savings achieved by cost containment could be substantially eroded. The study contains tables of information on housing unit characteristics and costs, financial analysis, and cost-adjustment methodology.

Assessing Elderly Housing: A Planning Guide for Mayors and Local Officials

1985, 92p.
Available from U.S. Conference of Mayors, 1620 I Street NW., Washington, DC 20006

Prepared by the U.S. Conference of Mayors in conjunction with the U.S. Department of Housing and Urban Development and the U.S. Department of Health and Human Services' Administration on Aging (AoA), this planning guide was designed to help local officials develop both a framework to measure elderly housing needs and a strategy for assisting the elderly in choosing suitable and affordable living arrangements. The first chapter provides an overview of elderly housing in America. Subsequent chapters introduce sources as well as tools and techniques to assist local officials in taking stock of existing and potential housing opportunities for the elderly and surveying current and projected elderly populations. Special attention is paid to the use of census materials. The section on alternative living arrangements highlights accessory apartments,

shared housing, ECHO housing, board and care homes, life care facilities, and retirement communities. The last chapter assists planners in developing a community strategy for elderly housing. The charts, graphs, and diagrams in this functional guidebook contain a wide array of information and statistics related to demographics and housing needs. Sixteen appendixes provide additional references, descriptions of HUD programs for the elderly, worksheets, and sample neighborhood profiles.

Planning Housing and Services for the Elderly. A Process Guidebook. Second Edition, Revised

Marie Michelle Peartree and Sheldon L. Goldberg
1984, 26p.
Available from American Association of Homes for the Aging, Suite 770, 1050 17th Street NW., Washington, DC 20036

This guide to planning facilities and related services for the elderly is intended to help nonprofit, community organizations interested in providing new services or expanding existing services for the elderly. The term "facilities" is used broadly to encompass various types of housing with and without added services including: independent apartments; congregate housing where meals, housekeeping, and other services are provided; homes for the aging, where a mix of residential and intermittent health services are provided; long-term care institutions, in which health services are provided regularly; as well as combinations of any or all of these on a single campus or decentralized or separate sites under one management body. The planning and development process described is divided into four phases: preplanning (or preliminary planning), planning, obtaining capital funds, and project preconstruction.

Housing for the Elderly: The Handbook for Managers

Rosetta E. Parker
1984, 135p.
Available from the Institute of Real Estate Management of the National Association of Realtors, 430 North Michigan Avenue, Chicago, IL 60611–4090

The role of the property manager of housing for the elderly does not end with providing residents with a place to live. *Housing for the Elderly* outlines the special skills and problems often associated with providing quality housing for the elderly. This handbook provides insight into the social, physical, and housing needs of elderly persons as well as detailed information on determining the local community housing needs, site selection, specialized building design, and structural concepts such as wheelchair accessibility and work surfaces. The author recommends judicious planning to respond to elderly residents' changing needs and offers practical, tactful ways to encourage tenants' independence. The text is supplemented by cost figures, statistics, diagrams, photographs, illustrations, and a reference section containing legal documents and forms, an extensive bibliography, and lists of suppliers of goods and services.

State Initiatives in Elderly Housing

Marjorie Tiven and Barbara Ruther
1986, 79p.
Available from Council of State Housing Agencies, Suite 118, 444 North Capitol Street NW, Washington, DC 20001

Drawing on the experience of State Housing Agencies and State Units on Aging, this report, sponsored by the Administration on Aging, attempts to provide a framework for better understanding of elderly housing problems as well as a guide for state planning. Prepared for State government officials and housing developers who are charged with planning, directing, and coordinating housing support services for low and moderate income elderly, this volume groups housing initiatives into three categories: those that help the elderly remain in their homes, those that help them live near family or other informal sources of support, and those that combine shelter with supportive services. The book also describes State and Federal financing sources which support elderly housing programs and services.

Housing for Elderly People: Design Guidelines, Second Edition

1987, 120p.
Available from Canada Mortgage and Housing Corporation, 682 Montreal Road, Ottawa, Canada K1A 0P7

Guidelines for housing elderly people who are able to live independently are outlined in this report,

sponsored by the Canada Mortgage and Housing Corporation. The guidelines, which are presented in French as well as in English, are intended for use by individuals or groups who are interested in sponsoring, financing, designing, or managing housing for this population. They provide information to facilitate the construction of residences which will support the autonomy and dignity of the elderly. The thesis of this guide is that user-oriented design and planning can help overcome many of the physiological and psychological problems associated with aging. The text covers choice of sites, communal facilities, access and circulation, heating, cooling, ventilation, security, privacy, design of the unit, and building management.

Site Planning and Design for the Elderly: Issues, Guidelines, and Alternatives

Diane Y. Carstens
1985, 170p.
Available from Van Nostrand Reinhold Company, Inc., 115 Fifth Avenue, New York, NY 10003

The provision of high-quality housing for the elderly presents a number of special design challenges. Guidelines for planning indoor spaces for this population are readily available; however, according to the author, the design of outdoor spaces surrounding planned housing developments for older citizens has not been given the same degree of attention. This book aims to bridge that gap by providing an overview of issues as well as recommendations for the design of surrounding outdoor space for housing planned for relatively independent elderly persons. Part 1 presents background information on housing alternatives and the aging process and discusses specific design objectives within that context. Spatial requirements of older persons and considerations of safety, comfort, and access are addressed. Part 2 covers the effect of neighborhood conditions on site development. Part 3 examines special categories of outdoor use such as recreational use. Part 4 considers future trends linking aging, housing, and design. Illustrations and examples from actual site designs are used throughout.

Older American's Guide to Housing and Living Arrangements

Margaret Gold
1984, 137p.
Available from The Institute for Consumer Policy Research, Consumers Union, 256 Washington Street, Mount Vernon, NY 10553

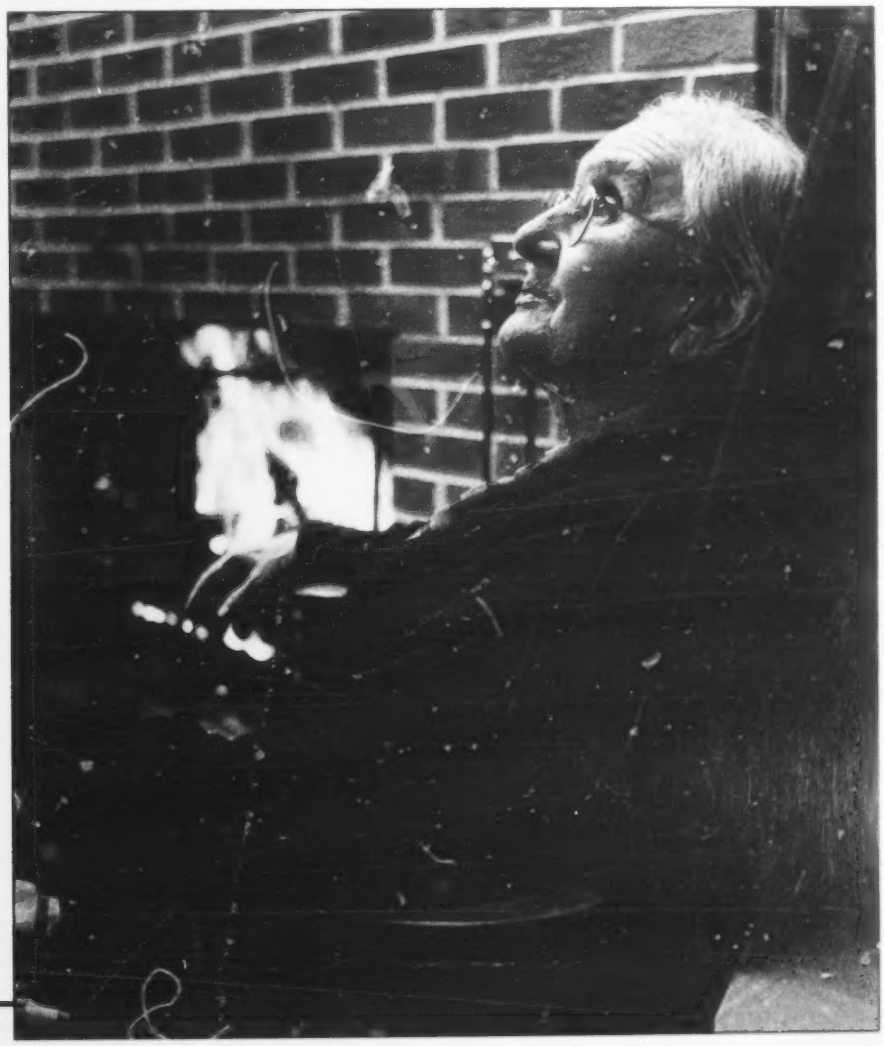
Designed for professionals who work with the elderly as well as older consumers and their families, this guide describes a wide range of housing options for

the elderly. Preparation of this resource was supported by the U.S. Administration on Aging, the U.S. Department of Housing and Urban Development and the Florence V. Burden Foundation. A chapter is devoted to each major housing option: accessory apartments, ECHO housing, small group residences, senior apartments, retirement communities, life care or continuing care, adult foster homes, and nursing facilities. Health requirements, physical features of the housing, projected financial costs, services, social life, relationship with sponsors and the community, and further information sources are discussed. The alternative of staying in the original home, either alone or under a home sharing plan, is also examined. Appendixes include checklists for health and finances, as well as resource information and nursing home screening charts.

Allowing Accessory Apartments: Key Issues for Local Officials

Samuel J. Hodges III and Ellis G. Goldman
Office of Policy Development and Research, U.S. Department of Housing and Urban Development
1983, 23p.

Accessory apartments are one solution to demographic trends creating increased demand for small, affordable housing units, particularly by the elderly and other groups with low or fixed incomes. They make better use of existing housing, help maintain the property, cause minimal disruption to the neighborhood, encourage a multigenerational population, do not involve large local expenditures, provide



income to financially pressed homeowners, enhance the tax base, and provide opportunities for improved government control of housing. However, citizens are often concerned that accessory apartments will place an unacceptable burden on the infrastructure and local services and hurt property values. This report describes innovative ways that local governments have addressed these concerns through zoning, regulations, and surveys. It reviews four basic methods by which a community can permit and regulate accessory apartments: zoning ordinance, special-use permit, variance, and licensing. Also discussed are guidelines for designing regulations, monitoring and enforcing them, and building public support for legalizing accessory apartments. The appendixes contain a description of the experience of Babylon, New York, and a list of local contacts.

Accessory Apartments in Single-Family Dwellings

Martin Gellen
1985, 240p.
Available from Center for Urban Policy Research/Rutgers University, P.O. Box 489, Piscataway, NJ 08854

Accessory apartments—legal and illegal—are one of the fastest-growing housing options in the United States. This book assesses the potential of accessory apartments for meeting housing needs of different consumers, and proposes several innovative methods for regulating density and occupancy that, in turn, permit more flexible use of single-family homes. Strategies are included that promote apartment conversions and ensure adequate quality control for the dwellings themselves and for the surrounding neighborhood. Among the topics discussed are physical planning problems of conversions and the related zoning issues, including the purposes of density and occupancy controls in upper income single-family neighborhoods. The author also addresses the changes in requirements for individual living space in today's society and provides case histories of conversions in different communities.

Granny Flats: An Assessment of Economic and Land Use Issues

Arthur J. Reiger and David Engel
Office of Policy Development and Research, U.S. Department of Housing and Urban Development
1983, 98p.

In contrast to other accessory housing, granny flats are separate structures on the same lot as an existing single family house that are intended primarily for elderly persons and are removable. This report examines the costs of granny flats, including the availablity and terms of financing, and the ability of local land use and zoning regulations to accommodate this type of housing. Cost estimates are grouped in the following categories: initial costs (including purchase of the unit and utility hookups), carrying

costs to cover financing, maintenance, insurance, utilities, taxes, and transfer/relocation costs. Two hypothetical cases illustrate carrying and transfer costs: a single-family homeownership where an adult family member owns the unit and a scatter-site rental project where a nonprofit organization owns the flats and rents them to homeowners for an elderly relative. Localities deciding whether to revise their regulations will have to balance the potentially significant benefits to the elderly with equally legitimate concerns about increased density, aesthetics, and other potentially adverse impacts on the community. A major issue is whether a unit can technically fit on a particular lot size; the few existing granny flat ordinances suggest that communities prefer to locate units only in low density areas.

ECHO Housing: A Review of Zoning Issues and Other Considerations

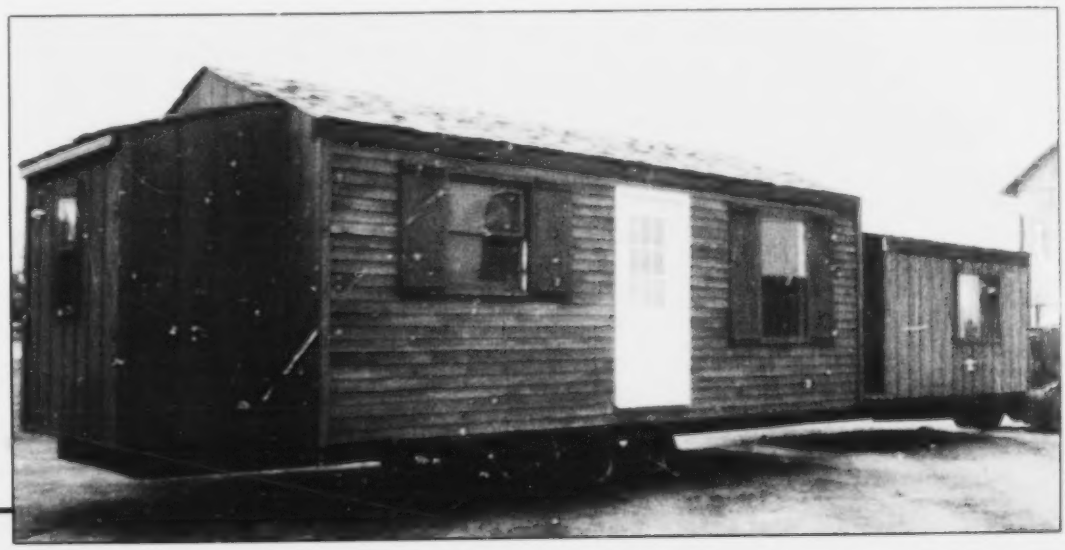
Patrick H. Hare and Linda H. Hollis
1983, 32p.
Available from American Association of Retired Persons, 1909 K Street NW., Washington, DC 20049

The use of small temporary units placed in side or rear yards, now commonly called ECHO homes, is still rare and possibly not well understood by local officials. This booklet reviews ECHO housing zoning issues, unit size requirements, lot size, the location of the unit on the lot, designs for removability, foundation types, and occupancy requirements. In some cases, retired homeowners occupy the smaller ECHO unit, while the larger house they own is occupied by other family members or rented to an unrelated family. Other issues reviewed are parking, access to the ECHO unit, compatibility of the ECHO unit with surroundings, application procedures, and concerns such as energy efficiency and taxes. Existing zoning regulations are described wherever applicable, particularly those from California communities that allow ECHO housing. An appendix includes California's enabling legislation on ECHO unit size and applications as well as ordinance material from four communities.

Adaptive Reuse for Elderly Housing

Larry McNickle and Beverly Deacon
1986, 89p.
Available from U.S. Conference of Mayors, 1620 I Street NW., Washington, DC 20006

In June 1986, the U.S. Conference of Mayors adopted the following policy statement: "The reuse of buildings for elderly housing has been shown to be not only a cost effective housing option, but also mutually beneficial in revitalizing and strengthening neighborhoods, and preserving historic and community landmarks." With funds from the Administration on Aging and assistance from various national housing, aging, and community development organizations, the Conference of Mayors gathered information on local experiences with adaptive reuse for elderly housing and conducted a national survey. Findings of this survey are provided throughout this



guidebook, which was developed to assist Mayors and local officials in gaining a better understanding of the multiple benefits, as well as constraints, involved with the reuse of facilities for housing the elderly. It provides background information on the issue of adaptive reuse as an alternative housing option, describes facilities most commonly adapted for reuse, discusses issues relating to the reuse of historic buildings for elderly housing, emphasizes the importance of architectural considerations in designing a reuse project for the elderly, points out the mutual benefits to the elderly and the neighborhood of these projects, suggests the types and levels of support services to be offered, and discusses costs and the role of the city in developing successful adaptive reuse projects. Appendixes include a selected bibliography, analysis of survey results, *Secretary of the Interior's Standards for Rehabilitation*, selected contacts, organizations, and information on ways in which the Tax Reform Act of 1986 will impact adaptive reuse projects.

Old Homes—New Families: Shared Living for the Elderly

Gordon F. Streib, W. Edward Folts, and Mary Anne Hilka
1984, 316p.
Available from Columbia University Press, 136 Broadway, Irvington-on-Hudson, NY 10533

Based on research carried out throughout the United States and Great Britain, this book outlines daily living patterns of shared living households for the elderly. These households create "families"—primary group environments that provide services and companionship in a noninstitutional setting. The households also maintain links with formal organizations such as churches, nonprofit organizations, welfare agencies and governmental bodies. The authors analyze the contemporary social context within which shared living arrangements have arisen, outline various living arrangements available to the elderly, describe in detail the "Share-A-Home" model in Orlando, Florida, and cover the spread of this model to other localities. Fifteen case studies of shared living provide examples of the diversity in sponsorship structure and costs characterized by this type of living arrangement. Problems in establishing these facilities as well as sociological interpretations and implications for social policy are covered. Appendixes list names and addresses of shared housing projects in 28 States as well as U.S. and British source materials on shared housing.

Disabled

John W., 25 years old, is paralyzed from the waist down but can easily maneuver around his parent's home with the aid of a wheelchair. He recently got a job as a technical writer and is anxious to find a small apartment of his own close to public transportation, shopping and other conveniences.

Since difficulties experienced by the disabled in finding suitable housing to accommodate their needs are often similar to those confronting the frail elderly and elderly persons with physical impairments, legislation and HUD programs to deal with them are often targeted to both groups, e.g., Section 202, Section 232.

In addition to ongoing programs, other recent HUD activities on behalf of the disabled include:

- Clearing final regulations stipulating that projects financed by Community Development Block Grants and related programs must be accessible to disabled individuals. If CDBG funds are used for newly constructed housing, at least 5 percent of the units must be accessible to the disabled in projects of 15 or more units. The same 5 percent standard applies to rehabilitated projects including 15 or more units if repairs are equal to 75 percent of the development's replacement cost.

- Sponsoring development of a resource guide to assist local groups in assessing housing needs of the disabled.

- Developing standards and criteria to promote housing for the chronically mentally ill and the developmentally disabled developed through the Section 202 program.

- Sponsoring a manual to provide general and technical information on designing and building adaptable housing.

- Participating in the formulation of Uniform Federal Accessibility Standards in conjunction with other Federal standard-setting agencies.

- Creating an Office of Special Advisor for the Handicapped to promote awareness of the housing needs of people with disabilities and to assure adequate access by handicapped persons to HUD-assisted housing. This Office meets with other Federal and governmental agencies to assure that their regulations and issuances dealing with disabled persons are included in HUD's operating regulations.

In recent years, many architects, planners, and local officials have become increasingly involved in helping disabled persons gain unrestricted access to housing and public spaces. Many of the reports and books in this section reflect this awareness. Another common theme of several of the items in this section is the need to structure protected environments which will help disabled individuals who cannot live in independent settings to realize their full potential.

Adaptable Housing: A Technical Manual for Implementing Adaptable Dwelling Unit Specifications

Barrier Free Environments, Inc.
1987, 77p.

Adaptable housing is accessible housing that looks no different from other housing, but has features that can be easily adjusted, added to, or removed to suit the needs of residents whether they are disabled, elderly, or non-disabled. The adaptable design approach opens up the possibility for mass-produced, attractive and universally usable housing available in all sizes, locations, and at all price ranges. This HUD-sponsored report contains both general and technical information on designing and building adaptable units and is intended for builders, developers, housing managers, architects, product manufacturers, government and building code officials. It explains adaptable features as specified in national and Federal standards, ANSI 1986 and UFAS 1984, and was designed to be used in conjunction with them.

Guidelines for the Development of Housing for Persons With Developmental Disabilities

Urban Systems Research and Engineering, Inc. and Betty Shaw & Associates
1986, 82p.

These guidelines assist HUD, project sponsors, and appropriate State agencies in implementing the provisions of Section 202 of the Housing and Community Development Act of 1974, which authorizes direct loans to housing projects for developmentally disabled persons. The information included in the report will also assist potential sponsors to decide whether to apply for Section 202 funds. The HUD guidelines focus on the review and processing of Section 202 loan applications pertaining to housing for developmentally disabled persons. They address analyses of project architecture and engineering, cost, environment and market, fair housing and equal opportunity, mortgage credit, and valuation. Other HUD responsibilities considered are housing management and project services. Guidelines for project sponsors cover planning, constructing, and managing a Section 202 project. The guidelines for State agencies likely to become involved in Section 202 housing for developmentally disabled persons focus on the benefits of the Section 202 Program, mechanisms that could lend support to projects, and liaison with HUD through the planning and operational phases. Appendixes contain a program design statement outline and a service program description.

Standards and Criteria for the Chronically Mentally Ill in the Section 202/8 Direct Loan Program: Final Report, Final Standards

Urban Systems Research and Engineering, Inc.
1983, 184p.

This report contains the standards and criteria for housing for the chronically mentally ill in the Section 202/8 Direct Loan Program, documentation of their evolution, technical assistance for potential project sponsors, and policy recommendations. The actual standards and criteria are presented as follows: an introduction covering purpose and eligibility, participation by State mental health authorities, mortgage credit analysis, valuation analysis, equal opportunity analysis, cost analysis, architectural and engineering analysis, and housing management. Rationales for the standards as well as major issues in developing Section 202 projects for the chronically mentally ill are also discussed. The report emphasizes a rigid separation of fiscal responsibility for housing costs and service costs, policies which focus on minimizing chances of default rather than alternative uses of the project should default occur, standards which encourage administrative flexibility and initiative, and the importance of a collaborative relationship between HUD field offices and State mental health authorities. Guidelines for sponsors cover preparing the application, conditional and firm commitment, initial and final closing, and ongoing management. The report suggests modifications of the Section 202/8 Program and alternatives to facilitate the development of housing opportunities for the chronically mentally ill. References and lists of project consultants and external reviewers are appended.

Assessing Housing Needs for Persons With Disabilities: A Guide and Resource Book

John M. Agosta, Mary Ann Allard, and Valerie J. Bradley, et al.
Human Services Research Institute
1984, 269p.

To aid decisionmaking in assessing housing needs for disabled persons, this resource book provides a general guide for conducting a needs assessment as well as related technical and supplementary materials. An overview section identifies seven preliminary steps that should be completed before initiating needs assessment activities, including establishing the purpose of the assessment and identifying the target population. This section also discusses the selection of assessment methods and ways to present and implement needs assessment information. The technical section contains definitions used by the U.S. Department of Housing and Urban Development to establish eligibility for Federal housing and disability programs. It delineates the types of information that should be collected during the needs assessment: individual economic and sociodemographic variables, nature of disability and functional limitations, housing design and support needs, and housing inventory. It describes the advantages and disadvantages of six needs assessment approaches and the principal components of survey design. Another section discusses the use of computers to match housing demand with housing availability. The final section summarizes 36 State and local needs assessment examples, describes six national data bases, and cites reference materials that pertain to housing needs assessment. This resource section also includes several assessment instruments that address such issues as primary disability, functional limitations, housing-related limitations, housing design needs, and willingness to relocate.

Methodology for Local Use in Determining the Need for Low-Cost Housing for the Disabled

1986, 28p.
Available from Virginia Department of Housing and Community Development, Office of Housing Services, 205 North Fourth Street, Richmond, VA 23219

Conducting a housing needs assessment for disabled persons presents a challenge for legislative bodies, service providers and other public and private agencies. The purpose of this report, which was derived from *Assessing Housing Needs for Persons with Disabilities*, is to assist these groups by outlining a step-by-step approach to conducting a housing needs assessment. Three stages in the process are discussed in detail: preliminary tasks (setting up a steering committee,

identifying the target group and type of data to be collected, and developing a plan), implementing the assessment (identifying staff, selecting and testing the assessment technique, organizing data), and preparing the final report (studying background and design, findings and recommendations). Appendixes include a Model Housing Needs Survey Form for Disabled Persons, a discussion of technical considerations, and summaries of several housing assessment case studies.

Access for the Handicapped: The Barrier-Free Regulations for Design and Construction in all 50 States

Peter S. Hopf and John A. Raeber
1984, 701p.
Available from Van Nostrand Reinhold Company Inc., 135 West 50th Street, New York, NY 10020

The principal purpose of this book is to present an easy-to-follow graphic summation of accessibility regulations for the design professional or builder. The manual also includes Federal minimum requirements and national consensus standards such as BOCA, ANSI, and the Uniform Building Code. The authors take a graphic approach using diagrams and charts arranged by topic. Subjects covered include wheelchair dimensions, reaches, passage and turning data; approach spaces and alcove minimums; clearances for protruding objects; crutches and canes; site design; entryways; elevators; toilets; equipment and special building types. A special section describes how the requirements must be applied in each State, how exemptions can be obtained and where to obtain additional information in each State.

American National Standard for Buildings and Facilities—Providing Accessibilty and Usability for Physically Handicapped People

1986, 86p.
Available from the American National Standards Institute, 1430 Broadway, New York, NY 10018

This 1986 edition of the American National Standard Institute (ANSI) A117.1, Specifications for Making Buildings and Facilities Accessible to, and Usable by the Physically Handicapped was prepared by a committee made up of representatives of disability groups, design professions, rehabilitation specialties and services, building owners and management associations, building product manufacturers, building code developers and administrators, senior citizen groups, and Federal standard-setting agencies. The standard provides specifications for elements of buildings and facilities that can be used in making functional spaces accessible. It is applicable to new buildings and facilities and includes spaces, elements, site improvements, public walks, remodeling and rehabilitation of existing construction, and permanent, temporary, and emergency conditions. It is intended for adoption by government agencies and organizations setting codes to achieve unformity in the technical design criteria in building codes and other regulations; it can also be used by non-governmental sources as technical design guidelines or requirements. The 1986 edition facilitates its referencing in building codes and Federal design standards in the interest of achieving uniformity in design specifications. Changes were also made to the standard to align it with the Uniform Federal Accessibility Standard, which was developed during the review process for this standard. Other changes in the ANSI standard reflect technological developments specifically in alarm and communications systems for use by visually or hearing impaired individuals.

Uniform Federal Accessibility Standards

1984, 88p.
Available from Architectural and Transportation Barriers Compliance Board, Room 1010, Switzer Building, 330 C Street SW., Washington, DC 20202

The U.S. General Services Administration, the U.S. Department of Housing and Urban Development, the U.S. Department of Defense and the U.S. Postal Service have jointly developed uniform standards for the design, construction, and alteration of Federal and federally-funded facilities so that physically handicapped persons will have ready access and use of them in accordance with the Architectural Barriers Act of 1968. This document, which presents these standards, embodies an agreement to minimize the

differences between the standards previously used by the four standard-setting agencies, and the access standards recommended for facilities that are not federally funded or constructed. The technical provisions of these standards are the same as those of the American National Standard Institute's document A117.1-1980, except as noted in the text. The technical standards cover minimum requirements for newly constructed accessible sites, exterior facilities and buildings, accessible housing, and additions, alterations and historic preservation aspects of buildings. Detailed standards including diagrams are provided for space allowances, reach ranges, accessible routes, protruding objects, ground and floor surfaces, parking and passenger loading zones, curb ramps, stairs, elevators, windows, doors, entrances, and many other elements of buildings. Standards for restaurants, health care and mercantile facilities and libraries are also provided.

Barrier-free Exterior Design: Anyone Can Go Anywhere

Gary O. Robinette, ed.
1985, 124p.
Available from Van Nostrand Reinhold Company Inc., 115 Fifth Avenue, New York, NY 10003

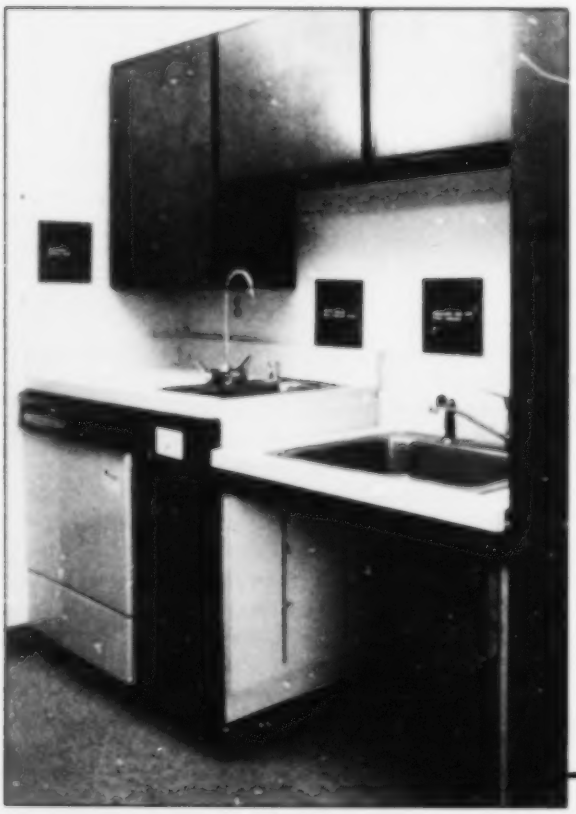
This book is an outgrowth of research which was conducted to produce *Barrier Free Site Design* and the three-volume series, *Access to the Environment* (summaries of these books can be found in *Selected Resource Guide on Accessible Environments for the Disabled*, see page 37). It deals with the areas between and outside individual buildings, presenting specific dimensional requirements and recommendations for designing both public and private exterior spaces so that they may be completely accessible to all users. The dimensions should be viewed as general guidelines representing the "state of the art" among those publishing

recommendations for the handicapped at the time of the writing of this book. Diagrams and photographs are liberally used to illustrate dimensions for: general space restrictions, general site accessibility, walks, intersections, ramps, stairs and handrails, walls, gates, fences, railings, waiting areas, drop-off zones and parking, vegetation, signage, recreation considerations, and site furniture.

Housing Disabled Persons

1982, 57p.
Available from Canada Mortgage and Housing Corporation, 682 Montreal Road, Ottawa, Canada K1A 0P7

The plans, specifications, and diagrams in this guide will help architects, builders, and rehabilitation teams minimize architectural barriers in residences for disabled individuals. The guide covers housing alternatives, basic design principles, criteria for residential buildings, the dwelling unit and design features for detached houses. Typical plans for one- and two-bedroom units are included.



Home Accessibility Information Series

Minnesota Housing Finance Agency
1986, 9 bulletins
Available from Minnesota Documents Center, 117 University Avenue, St. Paul, MN 55155

The *Home Accessibility Information Series* is a set of nine bulletins providing details on modifying existing single-family homes to increase accessibility. The series was based upon past experience in administering a statewide program in the home improvement area. The first bulletin outlines general issues to consider in remodeling to meet accessibility needs and contains a short bibliography. The remaining bulletins address: movement, ramps, stairways, lifting devices, bathrooms, kitchens, transfer and balance aids, controls, and equipment. Each bulletin identifies the basic design principles involved, general construction details to follow, and a range of costs that may be expected.

Cost of Accessibility in New Single-Family Homes

Minnesota Housing Finance Agency
1985, 31p.
Available from the Minnesota Documents Center, 117 University Avenue, St. Paul, MN 55155

The Minnesota Housing Finance Agency prepared a series of cost analyses to determine the extent to which design modifications performed to meet the needs of a disabled family member can affect the cost of a new detached single-family home. The analyses are based on the 1984 edition of the "Residential Light Commercial Cost Data" published by Robert Snow Means Company, with costs adjusted for the Minneapolis-St. Paul metropolitan area. This report summarizes the potential costs for three hypothetical families and for maximum and minimum values. The households assume one disabled person in a family of four; the disabled person has a different role (e.g., wage earner, homemaker or dependent) in each situation. The report concludes that additional costs for accessibility modifications are within the broad range of $700 to $14,600 in 1984 dollars. The nature of the disabling condition and the role of the disabled individual has a significant impact on the cost. The

typical range of costs are from $1,600 to $5,200. The report includes detailed cost analyses of square footage, foundation/entry details, other exterior issues such as curb ramps and sidewalks, space and fixture issues (e.g., doors, windows, bathroom and kitchen design and fixtures), and other items such as stairways, lifts, and laundry.

Community Group Homes: An Environmental Approach

Architecture, Research, Construction, Inc.
1985, 177p.
Available from Van Nostrand Reinhold Company, Inc., 115 Fifth Avenue, New York, NY 10003

Based on the results of on-site observation of group homes as well as a survey of residents and staff of group living facilities, *Community Group Homes* presents guidelines for designing group homes to help these settings provide personalized supportive physical environments for residents. The authors, members of a design and consulting firm, maintain that, in many instances, the dysfunctional qualities of large institutional environments have been duplicated in small group home settings. The book focuses on ways to avoid this, presenting detailed guidelines for the treatment of shared and private space, considerations of structural soundness, the home's location in the community, and neighbor reaction. Sections are devoted to starting a group home, changing bedrooms and shared spaces, and behavioral mapping. Interviews with home operators and residents provide insights into their feelings and experiences with the community group home environment, and photographs and diagrams illustrate many of the concepts covered in the text.

Siting Group Homes for Developmentally Disabled Persons

Martin Jaffe and Thomas P. Smith
1986, 46p.
Available from American Planning Association, 1313 East 60th Street, Chicago, IL 60637. PAS Report 397

The number of small community residential facilities (CRFs) for developmentally disabled persons has grown dramatically in the last decade, increasing from 611 in 1972-74 to 6,414 in 1982. Despite this growth and studies that indicate that property values in neighborhoods where a CRF is located do not decline, zoning controversies frequently still arise over the placement of group homes and arouse much emotion

among local residents. Recent research indicates that, in the past, local zoning codes and special requirements for permits have been used to discriminate against group homes. This illustrated report, sponsored by the U.S. Department of Health and Human Services, examines the siting of group homes for persons with developmental disabilities in residential neighborhoods. Following a consideration of the research literature, current State and local zoning practices, and recent legal developments, it offers model zoning provisions designed to improve regulations of group homes. The provisions address zoning definitions, permitted uses, continuation of prior nonconforming uses, relationship between State and Federal supervisory requirements, and the concerns of neighbors hosting a group home in their community.

Impacts on the Surrounding Neighborhood of Group Homes for Persons with Developmental Disabilities

Daniel Lauber
1986, 36p.
Available from Group Home Impact Study, Governor's Planning Council on Developmental Disabilities, Suite 10-601, 100 West Randolph, Chicago, IL 60601

Many citizens are concerned about the effects that proposed group homes for the developmentally disabled will have on property values, neighborhood safety, and stability. This study tracked the sales of 2,261 residential properties in the immediate neighborhoods of 14 group home sites and 14 control neighborhoods in urban, suburban, and rural sections of Illinois. Researchers also conducted a comprehensive statewide survey of more than 2,200 persons with developmental disabilities who live in community residences to identify any criminal activities in which they engaged from 1983 through 1985. Study data conclusively show the following: 1) Property values rose in 79 percent of the neighborhoods with a group home and in 71 percent of the control neighborhoods; 2) No cause and effect relationship was found between opening group homes and turnover rates in the surrounding communities; and 3) The crime rate for developmentally disabled individuals living in group homes is substantially lower than the crime rate for the general Illinois population. Appendixes contain a description of statistical tests, descriptions of the 14 group homes studied and a list of control neighborhoods, a list of other studies on the impact of group homes and halfway houses on property values and turnover, and the survey used to ascertain criminal involvement of developmentally disabled persons.

Homeless

Joan S. and her two preschool children were evicted from their apartment three months ago when her husband left them and she was no longer able to pay the rent. Joan has no money to place the children in day care so that she can look for a job. The two-bedroom apartment she has been sharing with a friend's family has become too crowded and she is afraid that she and her children will be forced to move into the street before long.

Like Joan S., many of the homeless on the streets of the Nation's cities find themselves in that predicament as a result of an unexpected crisis affecting employment, family status or health. Many others, however, are without shelter due to longstanding conditions of poverty, unemployment, alcohol or drug abuse or mental illness.

In July 1987, in recognition of the severity of the problem of homelessness in the United States, Congress passed a comprehensive homeless assistance act known as the Stewart B. McKinney Act. This Act provides funding for a number of programs to be administered by federal agencies; it also calls for increased coordination by service providers at the Federal, State and local levels in order to maximize the impact of public resources and programs. Through this legislation, funds were authorized for the following HUD programs:

- Emergency Shelter Grants Program (ESG) provides grants for the rehabilitation or conversion of buildings for use as emergency shelters and for the provision of related social services.

• Supportive Housing Demonstration Program (SHD) has two components: The Transitional Housing Demonstration program is designed to provide housing and supportive services to encourage the movement of homeless individuals to independent living arrangments. The Permanent Housing for Handicapped Homeless Persons Program supports community-based long-term housing and supportive services for this subgroup of the homeless.

• Supplemental Assistance for Facilities to Assist the Homeless Program provides comprehensive assistance for particularly innovative programs for, or alternative methods of, meeting the immediate and long-term needs of homeless individuals and families by assisting the purchase, lease, renovation, or conversion of facilities to assist the homeless, or the provision of supportive services for homeless individuals and families and provides assistance to cover the costs in excess of assistance provided under ESG and SHD programs. Applications for assistance in excess of ESG and SHD funding are considered only if program funds remain after awards are made to applications for comprehensive assistance.

In addition, the McKinney Act provides an increase in budget authority for assistance under the Section 8 Moderate Rehabilitation Program to be used for the moderate rehabilitation of Single Room Occupancy (SRO) housing for occupancy by the homeless.

The reports and books in this section of the resource guide include overviews of the problem of homelessness in the United States and Canada, materials produced in connection with the International Year of Shelter for the Homeless, and reports focusing on special aspects of homelessness, such as the "unsheltered woman," and the role of transitional housing.

The Homeless in Contemporary Society

Richard D. Bingham, Roy E. Green, and Sammis B. White, eds.
1987, 276p.
Available from Sage Publications, Inc., 2111 West Hillcrest Drive, Newbury Park, CA 91320

Homeless in Contemporary Society was developed with financial support from HUD's Office of Policy Development and Research. The volume is composed of 15 essays divided into two sections: "Understanding Homelessness," and "Policy and Program Options." The authors include professors of urban affairs, architecture, planning, medicine, nursing and sociology as well as representatives of Federal and State governments, private industry, and nonprofit organizations. The first section includes chapters on the

International Year of Shelter for the Homeless

To focus worldwide attention on the problem of inadequate shelter, the United Nations designated 1987 as the International Year of Shelter for the Homeless (IYSH). The U.S. Department of Housing and Urban Development spearheaded U.S. activities during IYSH. U.S. efforts in behalf of IYSH included:

• A national information campaign, including production and dissemination of publications, a video, exhibits and information kits, to increase public awareness of national and international IYSH goals;

• A national awards program to recognize local projects to improve shelter and neighborhoods for low-income people; and

• Participation in international IYSH events.

history of homelessness in the United States, problems in identifying and counting the homeless, an overview of the homeless populations including homeless veterans, women and children, and the availability of low-income housing. The second section discusses the role of religious and nonprofit organizations in combating homelessness, describes demonstration projects and innovative models for sheltering the homeless, presents the official position of the U.S. Department of Housing and Urban Development with regard to Federal aid to the homeless, discusses self-help housing programs, and documents the international scope of the problem as well as current efforts of the United Nations Center for Human Settlements to implement International Year of Shelter for the Homeless programs.

Report to the Secretary on the Homeless and Emergency Shelters

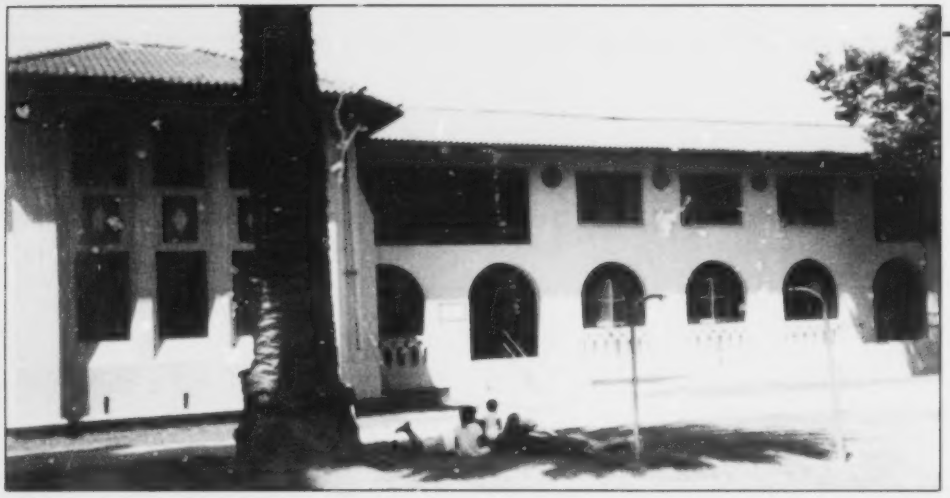
Office of Policy Development and Research, U.S. Department of Housing and Urban Development
1984, 73p.

The 1984 study on which this report is based systematically examined the homeless issue on a national scale; it provides a profile of the homeless in the United States and reviews the extent of shelter capacity and other programs for the homeless as of that year. Findings are based on over 500 interviews with knowledgeable local observers in a nationally representative sample of 60 metropolitan areas, a national survey of emergency shelter operators, site visits to 10 localities across the Nation, a 50-State survey of State activities, discussions with representatives of national organizations concerned about the homeless, and a review of available local studies and reports. The homeless are defined as persons whose nighttime residence is an emergency shelter, public area, or public facility. Although there has been no thorough census of the homeless population, the data sources of this study produce estimates ranging from 192,000 to 586,000. Estimates are broken down by region and city size. The profile of the homeless examines the extent of alcohol abuse and mental illness in this population, personal crises that have precipitated homelessness, their economic conditions, prior housing, demography, length of homelessness, and regional and city-size variations. The review of shelters and other services considers national shelter capacity and occupancy rates, shelter profiles, shelter services and rules, costs, and the roles of various governmental levels and the private sector in providing services for the homeless. Appendixes contain sampling and estimation procedures and an annotated bibliography of 99 reports on the homeless.

Responding to America's Homeless: Public Policy Alternatives

F. Stevens Redburn and Terry F. Buss
1986, 155p.
Available from Praeger Publishers, 521 Fifth Avenue, New York, NY 10175

The authors of this study, a senior analyst in HUD's Division of Policy Studies, Office of Policy Development and Research, and the director of the Center for Urban Studies at Youngstown State University, stress that those who are currently attempting to cope with the problem of homelessness are still in the midst of "public discovery and the rapid reformulation of perceptions and policy" on this highly visible issue. Within this context, they begin their analysis of this difficult problem with a consideration of the nature of homelessness; initial chapters analyze methods being used to count the homeless population in the United States, and provide portraits of both the long-term and recently homeless. They discuss the complex pattern of causes leading to homelessness including unemployment, alcoholism and substance abuse, chronic extreme economic deprivation, personal attributes of the homeless, and institutional factors such as a drop in the low-income housing supply, and deinstitutionalization of the mentally ill. One chapter focuses on the homeless mentally ill, summarizing the major findings of a number of studies of this subgroup, and concluding that between 25 and 50 percent of the homeless population are mentally ill. The authors examine expanding public efforts to cope with homelessness, concluding that current attempts do a good job of meeting the needs of those who are homeless due to a personal crisis or disaster. However, attempts to assist those overcoming chronic problems based on illiteracy, physical or mental disabilities, long-term unemployment or alcohol or drug abuse have been less successful. Finally, they consider alternative approaches to providing assistance to subgroups of this population who have varying needs including strategies aimed



The Santa Clara Family Living Center provides 30-day shelter for 42 families in this leased building, formerly part of a mental hospital complex. (IYSH Special Merit Award Project)

at prevention, reintegration, and the long-term provision of sheltered living arrangements. Regardless of specific strategy, the responsibility of responding to the needs of the homeless should be shared by governments at the local, State, and Federal levels and by the private nonprofit services sector

The Condition of the Homeless of Chicago

Peter Rossi, Gene A. Fisher, and Georgiana Willis
1986, 221p.
Available from NORC Library, 1155 East 60th Street, Chicago, IL 60637

This report is based on surveys conducted by NORC, a social research institute affiliated with the University of Chicago, in the fall of 1985 and late winter of 1986 to provide an accurate description of the homeless population in Chicago. The research study was a joint effort of NORC and the Social and Demographic Research Institute of the University of Massachusetts. Supported by grants from the Pew Memorial Trust, the Robert Wood Johnson Foundation and the Illinois Department of Public Aid, the surveys were designed to obtain unbiased samples of persons living in homeless shelters as well as homeless persons living on the streets, in bus stations, doorways, cars and hallways. Survey questions attempted to elicit information on sources of food and shelter for the homeless, amounts and sources of income regularly received by this group, the state of their physical and mental health, and a variety of other topics which would enable researchers to create a detailed portrait of the homeless in Chicago. Estimates produced by the study, which were based on actual counts and systematic sampling, show that, on an average night during the two survey periods, from 2,000 to 3,000 persons were homeless in the city. Researchers found that the homeless were living in abject poverty, without sufficient income (on average less than $6.00 per day) to secure even minimum standard housing. Most had been unemployed for many years or could secure only poorly paid work. In the winter, 74 percent of the homeless slept in shelters while in the fall the percentage dropped to 39 percent. In Chicago, 75 percent of the homeless were men, with the median age being 40. Blacks constituted 60 percent of the homeless population, although they made up only 35 percent of the city's adult population. American Indians were also overrepresented among the homeless population, while whites and Hispanics were underrepresented. Based on survey findings, the authors present a number of policy recommendations to alleviate the acute problems of this population. Appendixes provide an overview of other studies estimating homeless populations, describe the Chicago study's data collection procedures, and include samples of the survey questionnaires.

Assisting the Homeless: Policies and Resources

Sam Galbreath
Journal of Housing, *v. 43, no. 5 (September/October 1986): 211-216*

The theme of this article, which considers a variety of approaches to assist the homeless, is that the key to carrying out successful programs in this area lies

in the cooperation of nonprofit, public and private organizations. The author outlines the responsibilities of nonprofit social service organizations, the private sector (including foundations, businesses, the banking community and the hotel and insurance industries), and governmental entities at the Federal, State and local levels and he concludes that successful programming requires coordination of resources from diverse sources. For example, neighborhood revitalization activities initiated by HUD should take advantage of the U.S. Department of Health and Human Services' (HHS) considerable resources to address the full range of needs of the large numbers of residents in targeted neighborhoods who receive public assistance. Similarly, HHS efforts to help recipients achieve self-sufficiency would benefit from support from HUD's housing, neighborhood rehabilitation and financial programs. The article describes the Emergency Housing Apartment Program (EHAP) which provides short-term transitional housing for families with children while generating funds to rehabilitate multifamily housing. An EHAP funnels HHS emergency assistance payments for temporary housing into multifamily buildings by temporarily designating units as short-term emergency housing. When combined with HUD community development funds

and/or private financing, the emergency payments can underwrite the rehabilitation of multifamily buildings rather than pay for inappropriate housing for homeless families in mediocre hotels and motels. The author also briefly describes transitional housing programs in Pittsburgh.

Helping the Homeless: A Resource Guide

CSR, Inc.
1984, 201p.

Written for those in the private sector and government who organize or manage local projects to feed, shelter, and care for the homeless, this manual, sponsored by the U.S. Department of Health and Human Services, describes and analyzes 30 food, housing, and multiservice programs. The sample programs encompass a range of program types, funding sources, types of communities, area unemployment rates, and geographic locations. The chapter on food programs covers emergency food programs and pantries, food banks, clearinghouses, and distributors. Innovative programs such as the Greater Chicago Food Depository, and Operation First Harvest (Seattle, Washington) are highlighted. The programs' funding, food sources, facilities, and operations are covered. Licensing, laws, and regulations are also reviewed. The chapter on housing programs describes and analyzes emergency shelters as well as transitional and long-term housing. Community relations, program design and management, and resource development are detailed. The sample housing programs include the Pine Street Inn (Boston, Massachusetts), the Salvation Army's Transitional Housing Project (St. Louis, Missouri), and the Single Room Occupancy Housing Corporation (Los Angeles, California). Finally, the operation, administration, and funding of multiservice programs such as Catholic Charities of Spokane, Washington, and the Midtown Outreach Program of New York City are described. A question-and-answer section provides general information on administration, community outreach, housing, food, and funding. The appendix outlines ways to obtain assistance from the Federal Government.

Shelter and Homelessness in the International Year of Shelter for the Homeless

Cities, *Special Issue, v. 4, no. 2 (February 1987)*

In 1982, the General Assembly of the United Nations proclaimed 1987 as the International Year of Shelter for the Homeless (IYSH). The goal of IYSH is to focus world attention and resources on developing new shelter policies and strategies for the poor to help them achieve economic self-sufficiency. The papers in this special issue of *Cities* focus on activities undertaken in various locations throughout the world in support of IYSH goals. The collection of articles opens with statements by Arcot Ramachandran, Executive Director of the United Nations Centre for Human Settlements (Habitat) in Nairobi, and Ingrid Munro, Director of the International Year of Shelter for the Homeless. Other experts discuss the diversity and consistency of housing needs in developing countries; the relationship of legislation, regulation and shelter; housing finance in developing countries; alternative approaches to shelter for the urban poor in India; characteristics of Latin America's urban poor; the housing experience in Barbados; the homeless in the United States; the Philadelphia Task Force on Homelessness; and self-help projects in both the West and the Third World.

Directory of Official U.S. International Year of Shelter for the Homeless (IYSH) Projects

Office of Policy Development and Research, U.S. Department of Housing and Urban Development
1986, 168p.

As the national Focal Point for the International Year of Shelter for the Homeless, the U.S. Department of Housing and Urban Development sought to identify exemplary local activities that explore new ways and means of improving the shelter and neighborhoods of low-income families through use of local public-private initiatives. Adhering to United Nations criteria, the 166 projects described in this directory have been officially recognized as U.S. IYSH projects. They each address one or more of the following areas: providing shelter, community facilities, or services;

The renovation of this formerly abandoned, vandalized building on New York City's Lower East Side will allow nineteen low-income families to move into new duplex apartments. Each of the families received 20-year, no-interest mortgages to pay for the apartments; they had each contributed more than 500 hours of labor to the renovation effort. (IYSH Special Merit Award Project)

encouraging the use of low-cost materials and construction techniques; creating jobs in the housing field; initiating State and local policies and laws that encourage affordable housing and improved services; and improving the management of housing. Each entry contains a description of the project and the name, address, and telephone number of the project's contact person.

Official U.S. Special Merit Award Projects

Office of Policy Development and Research, U.S. Department of Housing and Urban Development
1987, 116p.

Of the 166 projects officially recognized as U.S. IYSH projects, 16 were selected to receive IYSH Special Merit Awards. Each of these award-winners is

profiled in this collection of monographs. Each project demonstrates a tripartite relationship linking needy families, the private sector, and the government, which generated resourcefulness in developing funding sources, forging formal and informal partnerships with businesses, banks, and city governments, and inspiring voluntarism. The projects cover a wide range of types and sizes of populations served, and vary in structure, funding, and activities from financing to rehabilitation. Project contacts and photographs are included for each site.

Manual on Transitional Housing

Joan Forrester Sprague
1986, 48p.
Available from Women's Institute for Housing and Economic Development, Inc., 179 South Street, Boston, MA 02111

Transitional housing is defined as a "multi-family residency program that includes a variety of support services for low-income women who are heads-of-household and for their children. It is sometimes called second stage housing to distinguish its place after crisis or homeless shelter, providing the bridge for women to self-sufficiency and permanent housing." This manual was prepared for directors, staff, and board members of community-based organizations that provide services to female heads-of-households living in poverty to promote the development and understanding of transitional housing. In addition, it is written both for government agencies to familiarize them with the concept of transitional housing and for use in women's studies, planning, and architectural programs. Five areas are covered: definition of transitional housing, program and policy options, development of a program, program models, and basic operational techniques. Resource organizations, an annotated bibliography of books, manuals, pamphlets, and videotapes are included.

After Shelters: Providing Permanent Housing for Homeless Families and Individuals

Nancy Cooper
1985, 38p.
Available from Citizens Housing and Planning Association, Inc., 7 Marshall Street, Boston, MA 02108

Moving individuals and families from emergency shelters into permanent housing is the subject of this report, which focuses on transitional shelters. Transitional shelters house families and individuals who,

The Emergency Housing Consortium of Santa Clara and San Mateo Counties provides an elementary school classroom in one of its family-oriented shelters. (IYSH Special Merit Award Project)

when provided with housing search assistance and housing counseling, are able to live on their own, maintain an apartment and work or manage an income. The Citizen's Housing and Planning Association conducted a survey of 43 transitional shelters in Massachusetts from July to October 1984. The 30 shelters that responded had a combined maximum capacity of 818 people. The study included battered women's shelters, family shelters and shelters for individual men and women. All but one shelter used a staff member and/or volunteers to help guests find permanent housing. Examples of housing assistance include providing housing counseling services and transportation, meeting with housing authorities and landlords, helping guests to complete forms, budget planning assistance, networking and sponsoring workshops, locating vacancies, filing housing discrimination complaints, referring guests to legal services, encouraging guests to pursue a variety of housing options, peer counseling, and advocacy for increased subsidized housing programs. The survey found that 70 percent of the people seeking housing found some type of housing before leaving the shelter; the search process took an average of 3.5 months with a range of 1 to 24 months. More than 50 percent found private market rental housing; approximately 14 percent located public housing units and the remainder found other temporary arrangements such as living with relatives or friends, other shelters or rooming houses. The report includes two homeless family profiles, two shelter profiles, recommendations and a list of shelters participating in the survey.

The Unsheltered Woman: Women and Housing in the 80's

Eugenie Ladner Birch, ed.
1985, 313p.
Available from the Center for Urban Policy Research/Rutgers University, P.O. Box 489, Piscataway, NJ 08854

A product of the Ford Foundation-Hunter College "Women and Housing Seminar," this collection of essays offers a comprehensive view of housing analysis directed to women. The volume covers basic demographic issues and trends in the formation of households; provides a variety of sources of information for determining which women are poorly housed and why their shelter is substandard or otherwise inadequate; describes attempts to meet the housing needs of singles, single parents, working wives and elderly women; and presents examples of ways to implement innovative approaches to house the "unsheltered" woman. Although much of the content

in this collection pertains to New York City, the findings and recommendations are relevant to policy analysts throughout the country.

Permanent Homelessness in America?

Richard B. Freeman and Brian Hall
Population Research and Policy Review, *v. 6, no. 1, (1987): 3-27.*

Making extensive use of a 1985 survey of over 500 homeless persons in New York City, this article, originally published as a Working Paper by the National Bureau of Economic Research, attempts to determine the approximate number of homeless individuals in the United States, the rate of change in that number, and whether or not the problem of homelessness is likely to be of long duration or temporary. The authors find that: 1) the estimate, presented in the 1984 HUD *Report to the Secretary on the Homeless and Emergency Shelters*, of 250,000 to 350,000 homeless persons in 1983 was roughly accurate; 2) the number of homeless has increased since 1983, with the number of homeless families showing particularly rapid growth; 3) homelessness is a relatively long-term condition for homeless persons, who average 6-8 years of homelessness; 4) much of the homeless problem has been caused by increases in the number of poor during the 1980's and declines or rough constancy in the stock of low-rent housing units; 5) relatively few homeless individuals receive welfare or general assistance support and a large percentage have spent time in jail. The study suggests that economic recovery alone will not be sufficient to solve the problem of homelessness, and that changes are needed in the housing market or in the economic position of the very poor in order to alleviate the problem.

Caring for the Hungry and Homeless: Exemplary Programs

1985, 135p.
Available from Public Technology, Inc., Publications Office, 1301 Pennsylvania Avenue NW., Washington, DC 20004

Prepared by Public Technology, Inc. for the Emergency Food and Shelter National Board Program, this report provides profiles of three types of exemplary programs which serve the homeless: nutrition, shelter, and multiservice programs. A detailed summary illustrates many of the "how to" aspects of starting and operating a program; an organization summary, included for each program operator, provides a context in which to relate the program. The chapter on nutrition focuses on food banks, and food distribution and delivery programs. The section on shelter covers shelter practices from a variety of standpoints, and the multiservice chapter outlines programs that include a number of programmatic components.

Homelessness in Canada: The Report of the National Inquiry

Mary Ann McLaughlin
1987, 16p.
Available from the Canadian Council on Social Development, 55 Parkdale Avenue, Ottawa, Canada K1Y 4G1.

This report on a year-long study of homelessness in Canada includes the results of a snapshot survey of agencies that provide temporary and emergency shelter and related services. Of the 1,000 agencies contacted, 558 front-line agencies completed the questionnaire which inquired about the extent of the services they had rendered on January 22, 1987. The study estimated that at least 10,000 people asked for and received shelter on that night and that shelters housed more than 100,000 people in 1986. In addition to the survey, a number of workshops were held throughout the country to share information among government officials and operators of front-line agencies about the causes of homelessness in Canada and to make recommendations about the best methods of dealing with this problem. The report concluded that in order to seriously combat homelessness, social policies and legislation are needed to address the problems of poverty, deinstitutionalization of psychiatric patients, and lack of affordable housing.

Resources

Elderly

Administration on Aging
U.S. Department of Health and Human Services
Room 4760, North Building
330 Independence Avenue SW.
Washington, DC 20201
202–245–0724

American Association of Homes for the Aging (AAHA)
Suite 400
1129 20th Street NW.
Washington, DC 20036
202–296–5960

American Association of Retired Persons (AARP)
1909 K Street NW.
Washington, DC 20049
202–872–4700

American Society on Aging
Suite 516
833 Market Street
San Francisco, CA 94103
415–543–2617

Gerontological Society of America
1411 K Street NW.
Washington, DC 20005
202–393–1411

Gray Panthers National Office (GPA)
Suite 601
311 Juniper Street
Philadelphia, PA 19107
215–545–6555

National Alliance of Senior Citizens (NASC)
2525 Wilson Boulevard
Arlington, VA 22201
703–528–4380

National Association of Area Agencies on Aging (NAAAA)
West Wing 208
600 Maryland Avenue SW.
Washington, DC 20024
202–484–7520

National Association of State Units on Aging (NASUA)
Suite 304
2033 K Street NW.
Washington, DC 20006
202–785–0707

National Caucus/Center on Black Aged, Inc.
Suite 500
1424 K Street NW.
Washington, DC 20005
202–637–8400

National Council of Senior Citizens
925 15th Street NW.
Washington, DC 20005
202–347–8800

National Council on Aging
West Wing 100
600 Maryland Avenue SW.
Washington, DC 20024
202–479–1200

National Institute of Senior Centers (NISC)
600 Maryland Avenue SW.
Washington, DC 20024
202–479–1200

National Institute of Senior Housing (NISH)
600 Maryland Avenue SW.
Washington, DC 20024
202–479–1200

National Institute on Aging (NIA)
Room 2C02, Building 31C
9000 Rockville Pike
Bethesda, MD 20892
301–496–3133

National Shared Housing Resource Center
6344 Greene Street
Philadelphia, PA 19144
215–848–1220

National Voluntary Organization for Independent Living for the Aging (NVOILA)
600 Maryland Avenue SW.
Washington, DC 20024
202–479–1200

Elderly Databases

AGELINE—The database of the American Association of Retired Persons (AARP) contains citations to the literature on sociological and psychological aspects of aging and middle age.

Available from:

American Association of Retired Persons (AARP)
1909 K Street NW.
Washington, DC 20049
202–872–4700

Disabled

American Council of the Blind
Suite 1100
1010 Vermont Avenue NW.
Washington, DC 20005
202–393–3666

Arthritis Foundation
1314 Spring Street NW.
Atlanta, GA 30309
404–872–7100

The Association for Persons with Severe Handicaps (TASH)
7010 Roosevelt Way NE.
Seattle, WA 98115
206–523–8446

Association for Retarded Citizens (ARC)
National Headquarters
2501 Avenue J
Arlington, TX 76006
817–640–0204

Disability Rights Education and Defense Fund (DREDF)
Suite 100
1616 P Street NW.
Washington, DC 20036
202–328–5160

Disabled American Veterans
807 Maine Avenue SW.
Washington, DC 20024
202–554–3501

National Association of the Deaf (NAD)
814 Thayer Avenue
Silver Spring, MD 20910
301–587–1788

National Easter Seal Society
2023 West Ogden Avenue
Chicago, IL 60612
312–243–8400

National Information Center for Handicapped Children and Youth
P.O. Box 1492
Washington, DC 20013
703–522–3332

National Rehabilitation Information Center
4407 Eighth Street NE.
Washington, DC 20017
202–635–5826
800–34–NARIC Voice/TDD

United Cerebral Palsy Association (UCPA)
66 East 34th Street
New York, NY 10016
212–481–6300

U.S. Architectural and Transportation Barriers Compliance Board
Room 1010, Switzer Building
330 C Street SW.
Washington, DC 20202
202–472–2700
202–245–1591 Voice/TDD

Disabled Databases

ABLEDATA—A computerized listing of over 14,000 commercially available devices for rehabilitation and independent living.

REHABDATA—A computerized listing of rehabilitation research reports and related documents.

Both available from:

National Rehabilitation Information Center
4407 Eighth Street NE.
Washington, DC 20017
202–635–5826
800–34–NARIC Voice/TDD

Homeless

American Institute of Architects
Search for Shelter
1735 New York Avenue NW.
Washington, DC 20006
202–626–7429

American Planning Association
1776 Massachusetts Avenue NW.
Washington, DC 20036
202–872–0611

American Public Welfare Association
1125 15th Street NW.
Washington, DC 20005
202–293–7550

Clearinghouse on Homelessness Among Mentally Ill People (CHAMP)
Suite 300
8630 Fenton Street
Silver Spring, MD 20910
301–588–5484

Coalition for the Homeless
Room 519
105 East 22nd Street
New York, NY 10010
212–460–8110

Community for Creative Non-Violence (CCNV)
1345 Euclid Street NW.
Washington, DC 20009
202–332–4332

Council of State Governments
Iron Works Pike
P.O. Box 11910
Lexington, KY 40578
606–252–2291

Homelessness Information Exchange
Suite 900
1120 G Street NW.
Washington, DC 20005
202–628–2981

Interagency Council on the Homeless
U.S. Department of Housing and Urban Development
Room 10158
451 7th Street SW.
Washington, DC 20410
202–755–1480

Legal Action Center for the Homeless
P. O. Box 1161
New York, NY 10035
212–410–6006

National Association of Community Action Agencies
Helping the Homeless
Suite 1010
1411 K Street NW.
Washington, DC 20005
202–737–9895

National Clearinghouse for Legal Services, Inc.
Suite 400
407 South Dearborn Street
Chicago, IL 60605
312–939–3830

National League of Cities
1301 Pennsylvania Avenue NW.
Washington, DC 20004
202–626–3000

U. S. Conference of Mayors
1620 I Street NW.
Washington, DC 20006
202–293–7330

Volunteers in Service to America (VISTA)
ACTION
806 Connecticut Avenue NW.
Washington, DC 20525
202–634–9445

Emergency Food and Shelter National Board Program

Suite 225
601 North Fairfax Street
Alexandria, VA 22314
703–683–1166

Board Members

American Red Cross
17th & D Streets NW.
Washington, DC 20006
202–737–8300

Council of Jewish Federations
Suite 200
227 Massachusetts Avenue NW.
Washington, DC 20002
202–547–0020

National Conference of Catholic Charities
1319 F Street NW.
Washington, DC 20036
202–639–8400

Federal Emergency Management Agency
500 C Street SW.
Washington, DC 20472
202–646–2400

United Way of America
95 M Street SW.
Washington, DC 20024
202–488–2000

National Council of Churches of Christ in the U.S.A.
110 Maryland Avenue NE.
Washington, DC 20002
202–544–2350

Salvation Army
National Public Affairs Office
1025 Vermont Avenue NW.
Washington, DC 20005
202–639–8414

Resource Guides

Your Key to Special Topics in Housing

Housing Special Populations is the latest addition to the HUD USER Resource Guide Series. These guides are your key to special topics in housing and urban development, leading you to recent research on issues of vital concern. More than bibliographies, these inexpensive guides, prepared in conjunction with experts, include charts, glossaries, illustrations, and introductory material providing an overview of the subject. Whatever your information needs, HUD USER's resource guides can save you time and money by identifying relevant materials and resources. Please use the order form to send for your copies of these valuable reference aids.

Effect of Tax Reform on Housing and Urban Development

July 1987

The day-to-day activities of builders, architects, planners, local government officials, and other housing and urban development professionals were significantly affected by the sweeping tax reform legislation of 1986. The articles and reports in this resource guide will help these professionals analyze the effects of the new law on homebuilding and financing, real estate investment, municipal capital spending, and low-income housing construction and financing.

Housing Rehabilitation: Programs, Techniques, and Resources

April 1987

The rehabilitation of residential structures in central cities has become an increasingly important strategy for reversing urban decline. This guide to publications offers an overview of housing rehabilitation in the United States. Both HUD documents and commercially published books and journal articles are included. The guide covers rehabilitation technology, local approaches, Federal programs, and historic preservation. A list of relevant organizations, journal titles, and other resources is included.

Enterprise Zones in America: A Selected Resource Guide

October 1986

The goal of enterprise zones is the stimulation of business—especially small enterprises—in depressed areas through the provision of tax and other incentives and through deregulation. This reference guide includes summaries and bibliographic information on 31 publications which focus on the historical background of the concept, discuss key issues involved in creating zones, and summarize reports based on State and local experiences with zones. A section entitled "Information Exchange" provides material of practical use to local officials in setting up or operating enterprise zones.

Selected Resources on Public Housing

September 1986

Managers of public housing agencies (PHA's) must operate under strict accountability procedures, often in a difficult political and economic environment. Under such constraints, development and implementation of good management practices are particularly important to ensure that PHA's are responsive to their various constituencies—tenants, legislators, and taxpayers. **Selected Resources on Public Housing** provides annotations of selected publications that address management issues as well as the improvement and ownership of public housing projects. The guide includes government reports and privately published books and journal articles that cover management strategies, delivery and purchase of services, energy efficiency, crime, desegregation, resident management, and ownership options.

Alternative Housing Arrangements—A Selected Information Guide

October 1985

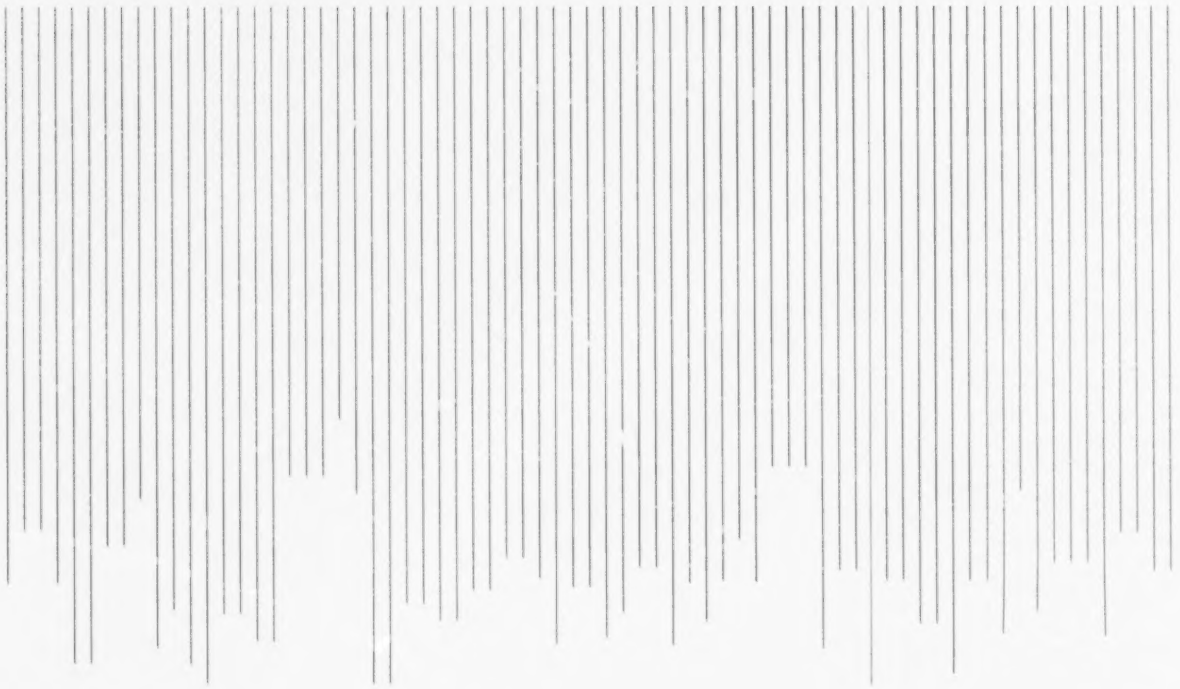
Accessory apartments, shared housing, and ECHO housing, collectively referred to as alternative housing arrangements, offer increasingly popular solutions to the housing needs of nontraditional households—single persons, small families, and the elderly. This HUD USER reference tool includes an article by Patrick Hare, an expert on alternative living arrangements, as well as abstracts of books, reports, and journal articles. An outreach section refers readers to materials for use in promoting alternative housing arrangements.

Selected Resource Guide on Accessible Environments for the Disabled

August 1984

For perhaps 9 million Americans with disabilities, routine activities such as taking an elevator, using public transportation, reaching kitchen cabinets or oven controls, or walking up or down a flight of stairs are either difficult or impossible as a result of architectural barriers. The 35 reports summarized in the **Selected Resource Guide on Accessible Environments for the Disabled** examine the need to make housing and public places accessible to the disabled, discuss standards and costs for barrier-free design, and provide examples of innovative and successful designs and projects.

Information Resources in Housing and Urban Development



Learn more about economic development, public-private cooperation, urban planning. Network with the organizations in this field.

The Directory of Information Resources in Housing and Urban Development is your key to information sharing.

A valuable resource tool for State and local government officials and economic development professionals, the *Directory* is a reference guide to 114 organizations and information centers—from the American Economic Development Council to the U.S. Conference of Mayors. Each entry describes the purpose of the organization and its information services, and provides an address and telephone number to contact for more information.

A special feature of this resource guide is the inclusion of 37 online data bases. Each entry describes the scope of the file and lists the number of records, update frequency, sources of data, and related user aids.

Among the resource groups listed are professional associations, trade organizations, advocacy groups, and research institutes. All organizations listed offer information services.

In the *Directory* you will find organizations such as

- Council of State Community Affairs Agencies
- Public/Private Ventures
- Small Towns Institute

and databases such as

- LOGIN
- National Alliance of Business Database
- SiteNet

to satisfy your information needs.

To order the *Directory*, use the order form on page 39.

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Adaptable Housing	_____	$ 3.00
Allowing Accessory Apartments	_____	$ 3.00
Assessing Housing Needs for Persons With Disabilities	_____	$15.00
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Directory of Official U.S. International Year of Shelter for the Homeless (IYSH) Projects	_____	$ 3.00
Evaluation of Congregate Housing Services Program	_____	$13.00
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Guidelines for the Development of Housing for Persons With Developmental Disabilities	_____	$ 3.00
Helping the Homeless	_____	$ 3.00
Home Equity Conversion Mechanisms	_____	$ 3.00
Official U.S. Special Merit Award Projects	_____	$ 3.00
Report to the Secretary on the Homeless and Emergency Shelters	_____	$ 3.00
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